सत्यमेव जयते

राजस्थान राजपत्र
विशेषांक

साधिकार प्रकाशित

RAJASTHAN GAZETTE
Extraordinary

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उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

Urban Development & Housing Department

NOTIFICATION

Jaipur, march 27, 2025

G.S.R.62 .-In exercise of the powers conferred by sub-section (1) of section 74 read with section 73-A of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) and all other powers enabling it in this behalf, the State Government hereby makes the following rules further to amend the Rajasthan Urban Areas (Sub-Division, Reconstitution and Improvement of Plots) Rules, 1975 and orders with reference to proviso to sub-section (2) of section 74 of the said Act that the previous publication of these rules is dispensed with as the State Government, in public interest, considers that they should be brought into force at once, namely:-

1. Short title and commencement. - (1) These rules may be called the Rajasthan Urban Area (Sub-Division, Reconstitution and Improvement of Plots) (Amendment) Rules, 2025.
(2) They shall come into force at once.

2. Amendment of rule 12.- In rule 12 of the Rajasthan Urban Areas (Sub-Division, Reconstitution and Improvement of Plots) Rules, 1975, -
(i) the existing sub-rule (1) shall be substituted by the following, namely: -
"(1) No plot which is residential or intended to be used for residential purpose shall be less than 30 square meter. The Urban Local Body may grant permission for reconstitution or sub-division of residential plots upto the area as specified below but before grant of permission of reconstitution or sub-division of plot bigger than the area specified below, prior approval of the State Government shall be obtained: -

All Development Authorities and Nagar Nigam / Nagar Parishad in the Development Authority headquarter City/Town	25000 sq. mt
All Urban Improvement Trust and Nagar Nigam/Nagar Parishad in the Urban Improvement Trust headquarter City/Town	10,000 sq.mt.
All other Urban Local Bodies	5,000 sq.mt.

Provided that in the schemes of reconstitution, set back, ground coverage and height of the reconstituted plot shall be as per prevailing building byelaws applicable on the size of the reconstituted plot but in case of scheme of sub-division set back of the original plot shall be maintained."

(ii) the existing sub-rule (3) shall be substituted by the following, namely:-

"(3) No plot which is commercial or intended to be used for commercial purpose shall be less than 09 square meter. The Urban Local Body may grant permission for reconstitution or sub-division of commercial plot upto the area as specified below but before grant of permission of reconstitution or sub-division of plot bigger than the area specified below, prior approval of the State Government shall be obtained: -

All Development Authorities and Nagar Nigam / Nagar Parishad in the Development Authority headquarter City/Town	10,000 sq.mt
All Urban Improvement Trust and Nagar Nigam/Nagar Parishad in the Urban Improvement Trust headquarter City/Town	5,000 sq.mt.
All other Urban Local Bodies	2,500 sq.mt.

Provided that in the schemes of reconstitution set back, ground coverage and height of the reconstituted plot shall be as per prevailing building byelaws applicable on the size of the reconstituted plot but in the schemes of sub-division set back of the original plot shall be maintained."

[No.F3(50)UDH/3/2012]
By order of the Governor.

Ravi Vijay,
Deputy Secretary to the Government.

Government Central Press, Jaipur.